



60 STARTFORTH PARK

Barnard Castle, County Durham DL12 9AN



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A superbly presented three bedroom semi-detached family home with generous garden and off-street parking. The property is situated in Startforth and provides easy access to Barnard Castle town centre and surrounding areas. No Onward Chain.

Barnard Castle town centre 0.7 miles, Richmond 16 miles, Bishop Auckland 16 miles, Darlington 17 miles, Durham 26 miles (please note all distances are approximate). The property is located in the sought after village of Startforth, west of the historic and popular market town of Barnard Castle. There are a number of nurseries, primary and secondary schools in Barnard Castle including Barnard Castle School and Teesdale School. Darlington and Bishop Auckland are both within close proximity, while the cities of Newcastle, Durham, York and Leeds also easily accessible. The property lies within easy reach of the A66 and A1(M) bringing many areas within commuting distance.



GSC GRAYS

PROPERTY • ESTATES • LAND

12 The Bank, Barnard Castle, Co. Durham, DL12 8PQ

01833 637000

barnardcastle@gscgrays.co.uk

GSCGRAYS.CO.UK



Accommodation

The accommodation briefly comprises entrance porch, entrance hall, living room, dining kitchen, conservatory, three bedrooms and a house bathroom. The property also benefits from a useful area with external cloakroom/wc, utility room and store. Externally, there is a generous enclosed rear garden and off-street parking.

Ground Floor

The property is entered through a part glazed UPVC door which leads into the entrance hall with staircase to first floor and door to living room. The living room has a double glazed window overlooking the rear garden and space for inset electric stove fire. Double doors open from the living room into the kitchen that has a matching range of wall and base units incorporating granite worktop, integral oven and microwave, hob and extractor. There is also a void for a large American style fridge/freezer and a block work topped island unit for seating. From the kitchen there are double doors opening into the conservatory which allows access to the rear garden and patio area. Another door from the kitchen opens to the side passage with an external wc, a utility room and store.

First Floor

The first floor comprises three bedrooms and a house bathroom. The main bedroom is a good sized double room benefitting from fitted cupboards and enjoys a view over the rear garden. Bedroom two has a similar view over the rear garden and is once again a good sized double bedroom. The third bedroom benefits from a built-in storage cupboard and has a front aspect overlooking the parking area. The house bathroom benefits from a modern three piece suite comprising panelled bath with shower over, low level wc, vanity wash hand basin.

Externally

To the front of the property there is off-street parking for two vehicles. To the rear of the property there is a generous enclosed rear garden with fenced boundaries mainly laid to astro turf with patio area and timber built shed. There is also a patio area to the end of the garden providing a seating area for alfresco dining. The property is approached via an un-adopted driveway from Startforth Park main entrance road/highway.

Tenure

The property is believed to be offered freehold with vacant possession on completion.

Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded C.

Particulars

Particulars written in December 2023 & Amended March 2024.

Photographs taken in December 2023.

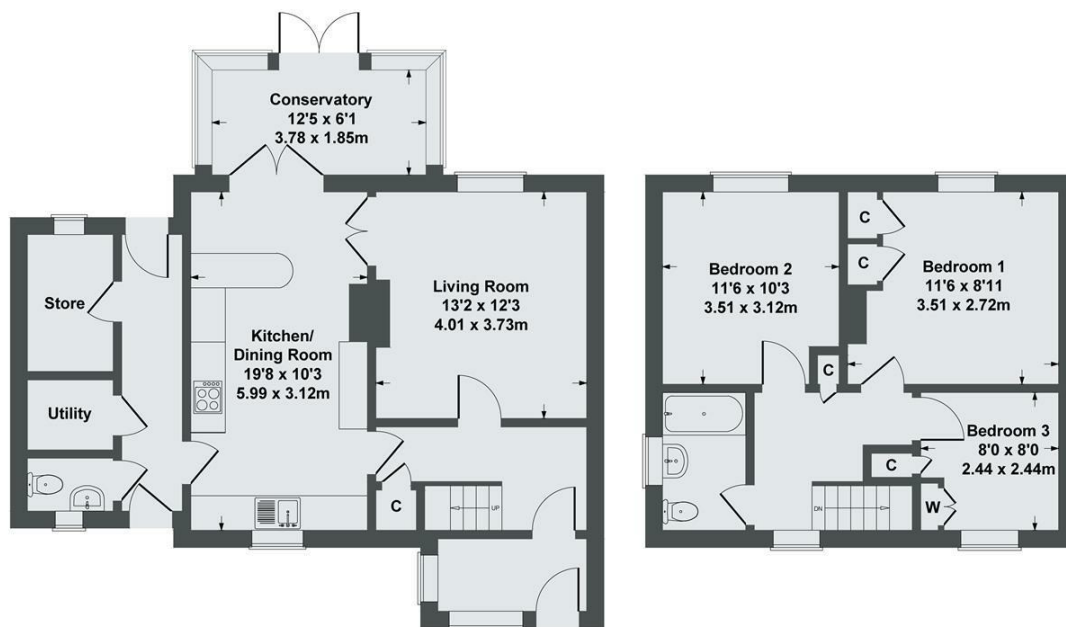
Services and Other Information

Mains electricity, gas and drainage, and water are connected. Gas fired central heating.



60 Startforth Park, Barnard Castle

Approximate Gross Internal Area
1186 sq ft - 110 sq m



GROUND FLOOR

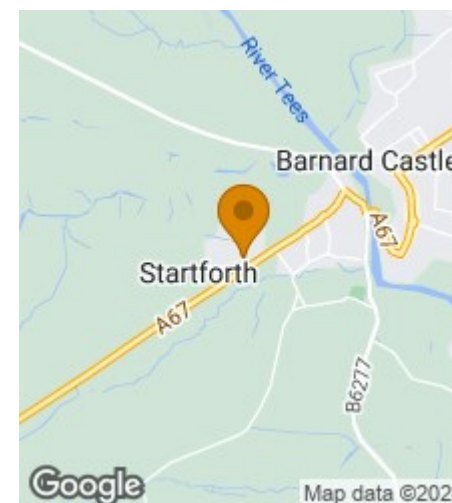
FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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